104.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,228,400 / 1,228,400
					USE VALUE:	1,228,400 / 1,228,400
					ASSESSED:	1,228,400 / 1,228,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALIK STEVEN & DIANE
Owner 2:	
Owner 3:	
Street 1:	16 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULLER JOHN H/LAURA P -
Owner 2:	-
Street 1:	16 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .371 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 3216 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16160.000	595,000		633,400	1,228,400
Total Card	0.371	595,000		633,400	1,228,400
Total Parcel	0.371	595,000		633,400	1,228,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.92 /Parcel: 381.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

66831

GIS Ref

GIS Ref

Insp Date

04/21/09

!8260!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	595,000	0	16,160.	633,400	1,228,400		Year end	12/23/2021
2021	101	FV	575,500	0	16,160.	633,400	1,208,900		Year End Roll	12/10/2020
2020	101	FV	575,400	0	16,160.	633,400	1,208,800	1,208,800	Year End Roll	12/18/2019
2019	101	FV	458,900	0	16,160.	633,400	1,092,300	1,092,300	Year End Roll	1/3/2019
2018	101	FV	458,900	0	16,160.	542,900	1,001,800	1,001,800	Year End Roll	12/20/2017
2017	101	FV	458,900	0	16,160.	506,700	965,600	965,600	Year End Roll	1/3/2017
2016	101	FV	458,900	0	16,160.	434,300	893,200	893,200	Year End	1/4/2016
2015	101	FV	425,100	0	16,160.	389,100	814,200	814,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:01:05

LAST REV

Date	Time
07/26/16	15:20:11
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLER JOHN H/L	1458-64		8/15/2014		892,400	No	No		
GILLIS KEVIN A	01217-193		10/31/2007		789,000	No	No		
GILLIS KEVIN A	1217-193		2/16/2000	Family	1	No	No	4	
	1015-56		6/1/1986		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	66831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	611	Redo Bat	18,000		6/4/2015			Renovate bathroom.
8/11/1998	535	Addition	40,000					ADDITION OVER GARA
4/28/1993	137		29,400					14X35 ADDITION
4/26/1993	126		2,000					15X18 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/21/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
11/2/2000	Hearing N/C	153	PATRIOT
10/26/1999	Meas/Inspect	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16160		Sq. Ft.	Site		0	70.	0.56	4									633,359						633,400	

Total AC/HA:	0.37098	Total SF/SM:	16160	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	633,359	Spl Credit		Total:	633,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08677197
Const Adj.:	1.00439954
Adj $ / SQ:	120.071
Other Features:	131128
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623703
Depreciation:	28690
Depreciated Total:	595013

COMMENTS

OF=SINK IN BMT & XTRA SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

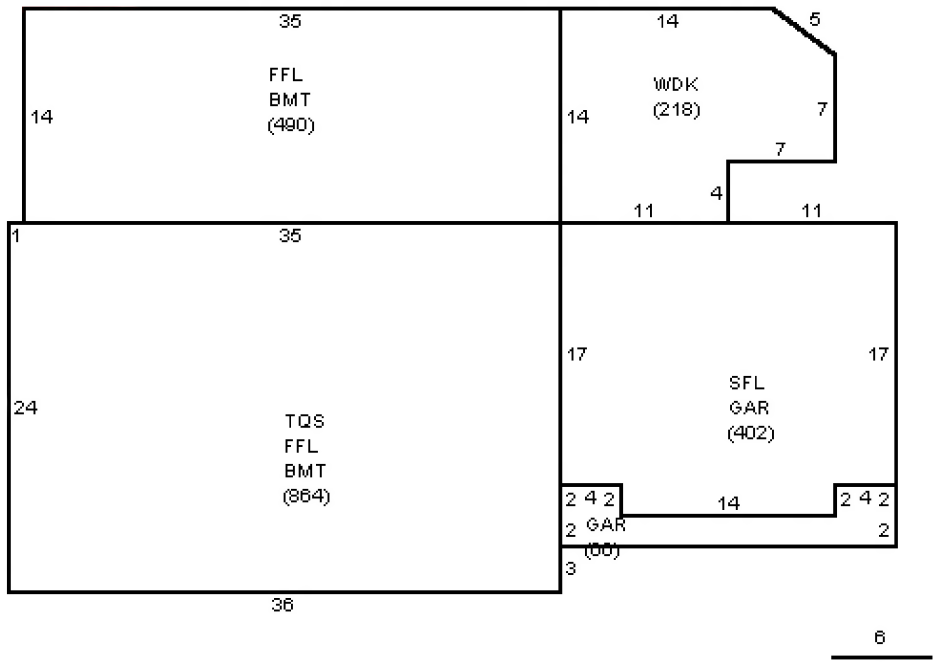
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.29
Special Features:	0	Val/Su Net:	134.07
Final Total:	595000	Val/Su SzAd	247.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,354	61.960	83,889
FFL	First Floor	1,354	120.070	162,576
TQS	3/4 Story	648	120.070	77,806
GAR	Garage	462	20.500	9,471
SFL	Second Floor	402	120.070	48,268
WDK	Deck	218	10.630	2,318
	Net Sketched Area:	4,438	Total:	384,328
Size Ad	2404	Gross Area	4654	FinArea 3216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	